



LAMB & CO

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Inspired by property, driven by passion.



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& CO



SAXMUNDHAM WAY, CLACTON-ON-SEA, CO16 7PG

OFFERS IN EXCESS OF £325,000

Situated on the popular 'Grange Park' development This well-presented property boasts off-road parking, garage and a low-maintenance garden. Internally the property benefits from a conservatory, WC and is sold with no-onward chain.

- Three Bedrooms
- Immaculately Presented
- Privately Owned Solar Panels
- Off Road Parking & Garage
- Conservatory
- No Onward Chain
- EPC - C

ENTRANCE HALL

BEDROOM TWO

11'00" 8'05" (3.35m 2.57m)



BEDROOM THREE



BEDROOM ONE

13'3" 11'1" (4.04m 3.38m)



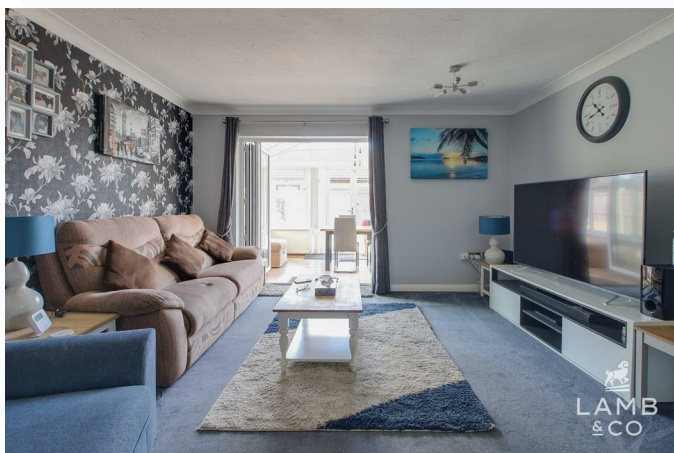
SHOWER ROOM

5'8" 5'6" (1.73m 1.68m)



LOUNGE

13'10" 15'10" (4.22m 4.83m)



KITCHEN

11'4" 10'5" (3.45m 3.18m)



CONSERVATORY

12'10" 9'5" (3.91m 2.87m)



OUTSIDE

OUTSIDE REAR



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

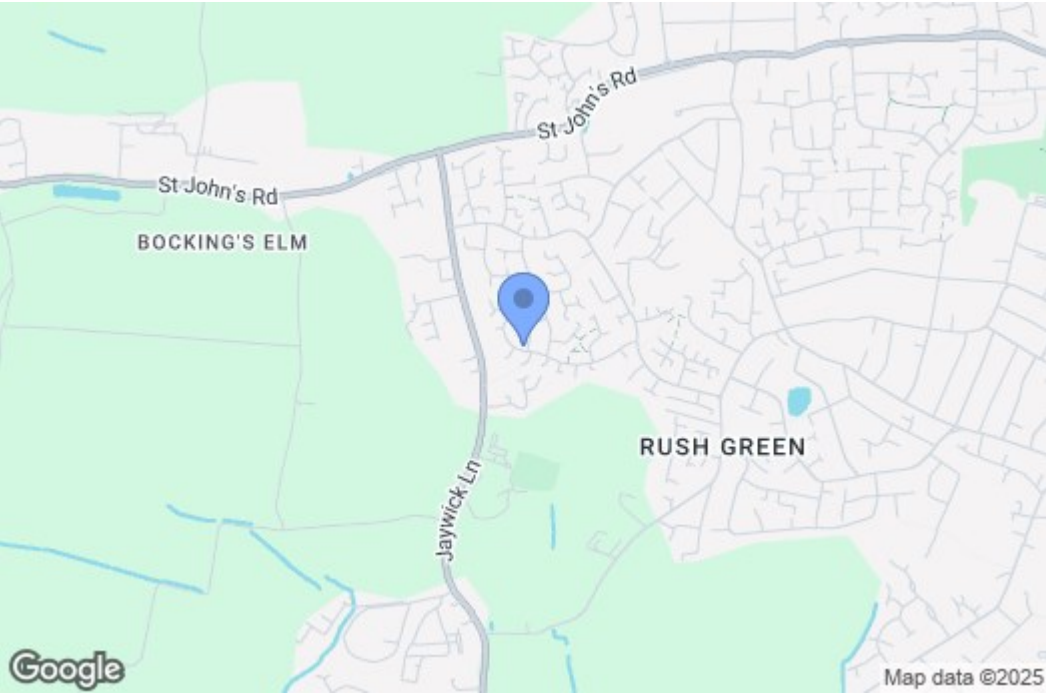
AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

Council Tax Band: C
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: O2 - Likely, EE, Vodafone, Three - Limited
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: North

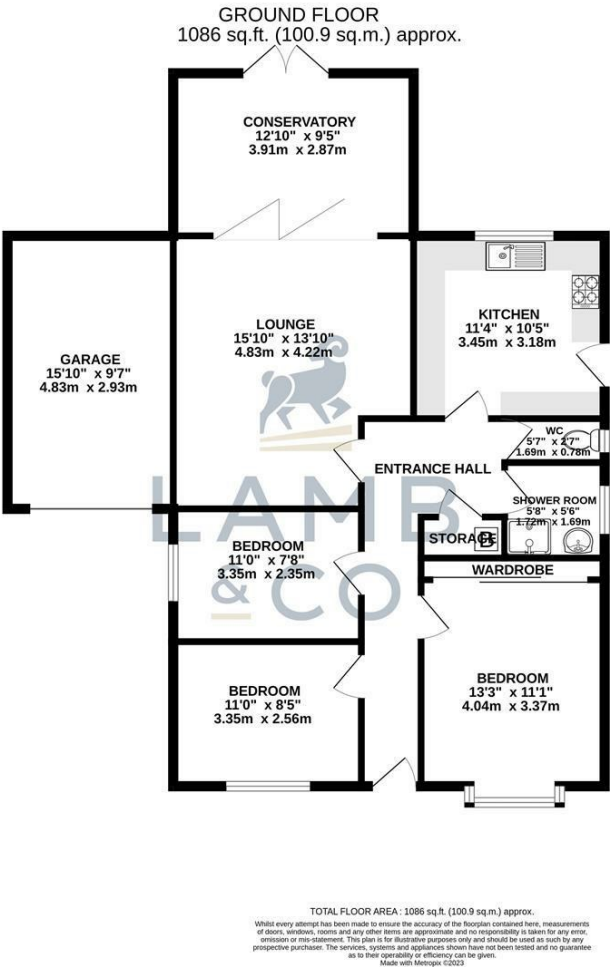
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.